



City of Seattle

Gregory J. Nickels, Mayor

Department of Planning & Development

D. M. Sugimura, Director

CITY OF SEATTLE ANALYSIS AND DECISION OF THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT

Application Number: 3003242

Applicant Name: Chris Trujillo

Address of Proposal: 11517 30th Avenue Northeast

SUMMARY OF PROPOSED ACTION

Land use permit to subdivide one parcel into 2 parcels of land. Proposed parcel sizes are: A) 5,258.2 sq.ft. and B) 5,815.5 sq.ft. The existing structures are to be retained.

The following approval is required:

Short Subdivision – To subdivide one parcel into two lots.
(Chapter 23.24, Seattle Municipal Code).

SEPA DETERMINATION: ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading or demolition, or
involving another agency with jurisdiction.

BACKGROUND DATA

Zoning: Single Family Residential 5000

Uses on Site: One single-family residence.

Substantive Site Characteristics:

This 11,073.7 square foot subject site (the “parent lot”) is a rectangular lot that is located on 30th Avenue Northeast just north of Northeast 115th Street. The surrounding zoning is Single Family Residential 5000. There is a gravel driveway on the northern portion of the lot, which runs west from 30th Ave. NE to the existing home. The site is relatively flat. There are several large trees to the west of the single-family residence. There is no existing sidewalk along the street frontage on 30th Ave. NE. The site is not located in any mapped critical areas.

Proposal Description:

The applicant proposes to subdivide one parcel with a total area of 11,073.7 square feet into two parcels: Parcel A to be 5,258.2 sq.ft and Parcel B to be 5,815.5 sq. ft. Parcel A will be created on the eastern portion of the original lot and Parcel B will be created on the western portion of the original lot, where the existing single-family residence is located. Parcel A will have frontage on 30th Ave. NE for pedestrian and vehicular access. Parcel B will have pedestrian and vehicular access from 30th Ave. NE from an 8' wide ingress, egress, and utility easement on the northern portion of Parcel A running west to Parcel B.

Public Comment:

The comment period for this proposal ended on September 28, 2005. During this period no comment letters were received.

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.040, the Director shall, after conferring with appropriate officials, use the following criteria to determine whether to grant, condition, or deny a short plat:

1. *Conformance to the applicable Land Use Code provisions;*
2. *Adequacy of access for vehicles, utilities and fire protection, as provided in Section 23.53.005;*
3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions in environmentally critical areas;*
6. *Is designed to maximize the retention of existing trees; and*

Summary - Short Subdivision

Based on information provided by the applicant, referral comments from DPD, Water (SWD), Fire Departments (SFD), Seattle City Light, the Building Plans Examiner, the Drainage Section of DPD, and review by the Land Use Planner, the above cited criteria have been met subject to the conditions imposed at the end of this decision.

The lots to be created by this short subdivision will meet all minimum standards or applicable exceptions set forth in the Land Use Code and are consistent with applicable development standards. As conditioned, this short subdivision can be provided with vehicular access, public and private utilities and access (including emergency vehicles). Adequate provisions for drainage control, water supply, and sanitary sewage disposal have been provided for each lot and service is assured, subject to standard conditions governing utility extensions. The proposal site is not located in an environmentally critical area; therefore SMC 25.09.240 is not applicable. The proposed plat maximizes the retention of existing trees. The public use and interest are served by the proposal since all applicable criteria are met and the proposal creates the potential for additional housing opportunities in the City.

DECISION –SHORT SUBDIVISION

The proposed Short Subdivision is **CONDITIONALLY GRANTED**.

CONDITIONS – SHORT SUBDIVISION

Conditions of Approval Prior to Recording

The owner(s) and/or responsible party(s) shall:

1. Provide a dimension from the existing structure addressed at 11517 30th Avenue Northeast to the new proposed lot line to be shown on the final plat (as noted in Land Use Plans Correction Notice issued August 31, 2005).
2. Include a copy of the designated parking for the existing structure, done by STFI, as requested in the Land Use Plans Correction Notice issued August 31, 2005.
3. Add notation to the final plat: “Fire apparatus access shall be provided for every facility, building or portion thereof hereafter constructed or moved into or within the site per the Seattle Fire Code”.
4. Include the required easement from Seattle City Light on the face of the plat and in the legal descriptions of the affected lots.
5. Add the conditions of approval after recording on the face of the plat or on a separate page. If the conditions are on a separate page, insert on the plat “For conditions of approval after recording see page ____ of ____.”
6. Have final recording documents prepared by or under the supervision of a Washington State licensed land surveyor. Each lot, parcel, or tract created by the short subdivision shall be surveyed in accordance with appropriate State statutes. The property corners set shall be identified on the plat and encroachments such as side yard easements, fences or structures shall be shown. Lot areas shall be shown on the plat. The lot areas of each parcel shall be shown on the recording documents.
7. Submit the recording fee and final recording forms for approval.

Prior to Issuance of any Building Permit

8. The owner(s) and/or responsible party(s) shall attach a copy of the recorded short subdivision to all permit application plans for any application for a permit to construct, demolish, or change use.

Signature: (signature on file) Date: March 9, 2006
Janet Hyde-Wright

Land Use Planner

JHW:rgc

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